## THE REAL ESTATE MARKET.

BIG VOLUME OF TRADING, WITH FEW NOTABLE DEALS.

Syndicate of Insurance Companies Gets Control of a Downtown Block for Improvement — Green-Baer Syndicate Sells a Block Front in Upper Harism.

As is usually the case at the end of the month, the brokerage business reported yesterday was very large in comparison with the daily average cf the preceding fortnight. The budget includes a considerable proportion of transactions that have been withheld from publication until the title was ready to pass, and is, therefore, a fairly accurate index to the character of recent and current trading.

- shows an unprecedented activity in improved property in the flat and tenement districts. In other respects it is disappointing. The demand which it reflects for private dwellings and business property, as well as lots, is less than normal. Not more than three noteworthy transactions at pri-

John M. Mossman property.

The only other holding in the block bounded by Liberty and William streets and Maiden lane is owned by the Northern Insurance Company, which is said to be a member of the syndicate. It is reported that the block will be improved with a big building for the use of the corporations comprised in the syndicate.

## Private Sales.

Private Sales.

EIGHTH AVENUE.—M. Morgenthau, Jr., & Co. have sold for the Green-Baer syndicate the block front on the west side of Eighth avenue, from 153d to 154th street, a plot 199.10x100. This is part of the block of thirty-seven lots purchased by the syndicate from John M. Horton. The eighteen Inside lots were immediately resold to Harry Goodstein, Harry Schweitzer and Mandelbaum & Lewine. The Green-Baer syndicate has now disposed of the entire block, with the exception of the McComb's lane front. This contains some eleven lots. The purchaser of the Eighth avenue block front is Maurice Sichel of the law firm of Venino & Sichel. It is understood that the property will be divided up and sold for improvement.

ment.

BROADWAY.—Charles E. Schuyler & Co. have sold No. 198 Broadway, a new twelve story fireproof office building, on lot 23x 161, between Fulton and John streets, for the Campbell Realty Corporation to Isaac H. Clotnir, who gives in part payment a plot, 100x100, on the north side of Ninety-fifth street, 150 feet east of Fifth avenue; a plot, 125x100, on the north side of Ninety-fifth street, 100 feet east of Madison avenue, and a plot, 100x100, on the south side of Ninety-sixth street, 200 feet east of Madison avenue.

avenue.

WALL STREET.—F. de R. Wissmann has
sold for Mandelbaum & Lewine to John
E. Berwind, No. 118 Wall Street, a four
story building, on lot 22x77.

CONVENT AVENUE.—The plot at the northwest corner of Convent avenue and 125th
west corner of Convent avenue and 125th

west corner of Convent avenue and 135th street, to which John O. Baker took title vesterday from the Academy of the Sacred Heart, has been resold to a Protestant institution which will erect a home for aged persons on the site. Mr. Baker represents the Charles T. Barney syndicate. 105TH STREET.—Marcus L. Osk has bought No. 56 West 105th street, a five story flat, on plot 33.4x100.11.

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113TH STREET.—Taylor & Douglass have sold for James Shea to Max Lubetkin Nos. 316 and 318 East 119th street, two five story flats on plot 50x100.

119TH STREET.—Taylor & Douglass have sold for C. Hagemayer Nos. 238 East 119th street, a three story and basement dwelling, on lot 20x100.

123D STREET.—Louis Lese has sold to J. Fishman Nos. 173 and 175 Fast 123d street, two five story flats, on plot 34x100. two live story flats, on plot 34x100.

134TH STREET.—Louis Lese has bought from S. Bernard No. 174 West 134th street, a live story flat, on lot 25x100.

RIVINGTON STREET.—S. Steingut & Co. have sold No. 5 Rivington street, a six story tenement, on lot 29x100, for a Mr. Solomon.

195th street, on lot 25x100.11.
SECOND AVENUE.—Leonard Weill has sold to a Mr. Vigorito Nos. 2235 and 2237 Second avenue, two five story flats, on plot 53x100.

131ST STREET.—Williams & Grodginsky have bought No. 43 East 131st street, a five story flat, on lot 27x99.11, adjoining the northeast corner of Madison avenue. 125TH STREET.—Isaac Brummer has sold Nos. 257 and 259 East 125th street, two five-story flats, on plot 56874.11, which he bought last week from Chaimowitz &

BRADHURST AVENUE.—Max J. Klein has bought from Henry C. Beadleston No. 124 Bradhurst avenue, a five story flat, on lot

THIRD AVENUE.—Adler & Hermann have sold to M. L. & C. Ernst No. 4169 Third avenue, a four story flat, on lot 30x100, at the northwest corner of 176th street.

FIFTH AVENUE.—Samuel Wacht has sold the plot 101x110, on the east side of Fifth avenue, 50.5 feet north of 118th street, to Abraham Ruth, who will erect three six story flats. Ruth, who will erect three six story hats.

113TH STREET.—Mrs. Emma Frey has sold
No. 269 West 113th street, a five story
double flat, on lot 35x100.11.

106TH STREET.—George A. Roberts has sold
to Nicola Reres and Ignazio Moddi No. 329
East 106th street, a five story flat, on lot
25x100.11.

East 105th street, a live story day, on 25x100.11.

TWENTIETH STREET.—Timothy Donovan has sold No. 162 West Twentieth street, a five story flat, on lot 23x92.

Elihth Avenue.—William E. Good has hought through Martin E. Dotson, No. 152 Eighth avenue, a six story flat, on plot 24.3x100.

26.3x100.

ROOSEVELT STREET.—Jacob Feinberg has sold Nos. 9 and 11 Roosevelt street, a six story tenement, on plot 50x100x irregular.

ORCHARD STREET.—R. Bernstein has bought No. 35 Orchard street, a six story tenement, on plot 30.7x100.

WATER STREET.—Charles Van Eiff has bought through E. R. Ludlow & Co., No. 82 Water street, a four story building, on lot 25x61.8x25x38.9.

AVENUE B.—Joseph Weinstein has bought Nos. 56 and 58 Avenue B, northwest corner of Fourth street, a six story tenement, on lot 48x100.

103D STREET,—Rothschild & Wertheimer have sold to N. Berman Nos. 155 and 157 East 4081 street, a four story building, on plot 60x100.11. EI3RTIETH STREET.—Adam Schuchmaun has sold Nos. 242 and 244 East Eightieth street, 40.3x102.2, to Mrs. Julia Kann.

111TH STREET.—Lowenfeld & Prager have sold to Robert Friedman, for improvement, Nos. 213 to 217 East 111th street, old build-ings, on plot 75x100.11.

THOMPSON STREET.—Lowenfeld & Prager have bought Nos. 98 and 100 Thompson street, old buildings, on plot 50x95.

El 7HTY-THIRD STREET.—Lowenfeld & Prager have sold No. 403 East Eightythird street, a five story flat, on lot 26x102.2. SAXE AVENUE.—R. I. Brown's Sons have sold for Philip A. Smyth the plot, 50x100, on the east side of Saxe avenue, 50 feet south of Cornell avenue. George Waas have sold Nos. 417 and 419 St. Ann's avenue, two five story flats, on plot

50x97.
THIRTEENTH STREET.—Folsom Bros. have sold for Phillip Haslacher to Schmeidler & Bachrach the five story double tenement, with a two story rear building, No. 521 East

Thirteenth street, on lot 25x103.8. The property has been resold.

BRONX.—M. F. Kerby has sold for Mrs. Adah M. McDermott to Dr. C. A. Becker the property No. 717 Tremont avenue, between Park and Washington avenues. Also for Mrs. Adah M. McDermott to Dr. C. A. Becker the lot on the east side of Park avenue, 150 feet north of Tremont avenue. And in conjunction with Louis Katz for Samuel T. Carter to a Mr. Schloss the four story flat No. 1632 Bathgate avenue, on lot 25x95.

NINETY-EIGHTH STREET.—G. Brettell &

NINETY-EIGHTH STREET.—G. Brettell & Son have sold for Chaimowitz & Carroll No. 27 West Ninety-eighth street, a five story modern triple flat on lot 25x100. inodern triple flat on lot 25x100.

10TH STREET.—Taylor & Douglass have sold for James Shea to Max Lubetkin the two five story double flats, on lots 25x100 each, situated at Nos. 316 and 318 East 119th street. And for C. Hagmayer the three story and basement dwelling, on lot 20x100, situated at No. 238 East 119th street.

Miscellaneous.

Lowenfeld & Prager are the buyers of Nos. 456 to 466 Cherry street, running through to Nos. 288 and 298 Monroe street, sold through Miles & Helfer. G. P. Truslow has sold for the American Cotton Seed Oil Company a triangular plot on Smith street, Hamilton avenue and Go-wanus Canal, with 130 feet of water front, to a Manhattan manufacturing corporation.

To-day's Auction Sales.

(At 161 Broadway, 12 o'clock.) BY JOSEPH S. DAY. than three noteworthy transactions at private contract are contained in a list of about forty items. Two of these were concernedwith downtown property and one affected a Harlem block front of vacant land.

In the auction room, the Wolfe Building at No. 80 and 82 William street, running through to No. 66 Maiden lane, was bought by the Cruikshank Company for \$325,000. The company represents a syndicate formed by several insurance concerns, which has already procured an option on the adjoining John M. Mossman property.

(AV 161 BY JOREPH S. DAY.

Ninety-fifth street, No. 36, south side, 389 feet west of Central Park West. 18x100.8, three story stone front dwelling; Henry Morris vs. A. M. Elsenberg et al.; Epstein Bros., attorneys; Pulton McMahon, referee; due on judgment, \$21,218-42; subject to taxes, &c., \$893.10.

State of Livington Street, No. 107, south side, 58.8 feet east of Ludlow street, 25.4x100x25.5x100, five story that the story stone front dwelling; Henry Morris vs. A. M. Elsenberg et al.; Epstein Bros., attorneys; Pulton McMahon, referee; due on judgment, \$21,218-42; subject to taxes, &c., \$893.10.

State of Livington Street, No. 107, south side, 58.8 feet east of Ludlow street, 25.4x100x25.5x100, five story that the story stone front dwelling; Henry Morris vs. A. M. Elsenberg et al.; Epstein Bros., attorneys; Pulton McMahon, referee; due on judgment, \$21,218-42; subject to taxes, &c., \$40.00.

State of Livington Street, No. 107, south side, 58.8 feet east of Ludlow street, 25.4x100x25.5x100, five story store the story stone front dwelling; Mark No. 413, north side, 155 feet east of Convent avenue, 20x09.11, three story stone front dwelling; Mark No. 413, north side, 155 feet east of Convent avenue, 20x09.11, three story stone front dwelling; Mark No. 413, north side, 155 feet east of Convent avenue, 20x09.11, three story stone front dwelling; Mark No. 413, north side, 155 feet east of Convent avenue, 20x09.11, three story stone front dwelling; Mark No. 413, north side, 155 feet east of Convent avenue

which George Isaac had on Feb. 18, 1903, or since;

M. L. Erlanger, Sheriff.

BT PARISH, FISHER, MOONET & CO.

178th street, No. 9. north side, 84.6 feet west of
Cedar avenue, 21x72.6x22x78, two story frame
dwelling; M. E. Crosby and another as executors,
&c., vs. M. A. Waiker and another; Wyatt & T.,
attorneys; G. T. Stewart, referee; due on judgment,
\$2,795.64; subject to taxes, &c., \$118.82.

Cedar avenue, east side, 259.8 feet north of lands
of Fordham Morris, 18.6x125; same vs. same; same
attorneys and referee; due on judgment, \$5,505;
subject to taxes, &c., \$248.73.

BY RICHARD V. HARNETT & CO.

Forty-seventh street, Nos. 129 and 181, north side,
480 feet edst of Seventh avenue, 40x100.5, nine story
brick and stone hote!; F. G. Potter vs. Benjamin
Lesser, as trustee, et al.; G. B. Young, attorney;
G. M. Van Hoesen, referee; due on judgment;
\$31,156.00; subject to taxes, &c., \$2,000.

BI PHILIP A. SMYTH.

Sedgwick avenue, west side, 819.6 feet north of Cedar avenue, 204.3x132.6326.2x187.11, two story stone front dwelling and two story frame stable:

J. F. Welch vs. H. G. Hilton et al.; Mayer & G., attorneys; George Haas, referee; due on judgment, \$301.17; subject to taxes, &c., \$396.82.

By REBERT A. SHERMAN.

Boston road, No. 997, west side, 115 feet north of 164th street, 16.5x— to Third avenue x 16.5x—, two story frame dwelling on Boston road, and one story frame store on Third avenue; Knickerbocker Building Loan Company vs. A. J. Daly et al.: H. H. Gibbs, attorney; C. D. Ingersoll, referee; due on judgment, \$1.336.56; subject to taxes, &c., \$123.83; prior mortgage, \$5.000.

Yesterday's Auction Sales.

BY S. DE WALTEARSS.
William street, Nos. 80 and 82, east side,
block front between Maiden lane and Lib-erry street, 72.8322,7861,7826.7, twelve
story office building; executors' sale: to the
Cruikshank Company, representing a
syndicate, for .....\$325,000

syndicate, for BY JOSEPH P. DAY.

Third avenue, Nos. 1705 and 1707, east side, 25.2 feet south of Ninety sixth street, 50.4x 100, two three story brick tenements; Louis Bittroiff vs. M. V. Cook, et al.; partition; Leopoid Bittroiff, a party in interest. BY BRYAN L. KENNELLY.

Bank street. No. 24, south side, 77.10 feet west of Waverly place. 19.8x93.1x19.11x

98.1, three story dwelling; executors' sale; to Edwin Woodcock
Bank street, No. 105, north side, 75 feet west of Greenwich street, 20x88.6x20.2x85.6, three story dwelling; executors' sale; to Hugh Relly.

Hugh Rellly.

134th street, No. 74, south side, 160 feet east of Lenox avenue, 25x99.11, five story stone front tenement: L. M. Pollock vs. Louis Wirth, et al.; due on judgment, \$19.005; subject to taxes, &c., \$725.83; to Louis Leso.

Lese...

BY JOHN S. MAPES.

Willow Lane road, north side, at south corner of lot which William II. Bowne and wife conveyed to Samuel Nelson; 334 feet to centre of a stone fence, x54x37.6 to Willow lane road, x54.6: G. H. Ehrgott vs. Michael Garry as administrator, et al.; due on judgment, \$2,166; subject to tares, &c., \$361.53; to the plaintiff.

Hickory street, west side, at intersection of north side of North Oak Drive, -97.2x 127x - Bronwood Park: United States Title Guarantee and Indemnity Company vs. L. L. Shirmer, et al.; due on judement, \$7.688.33; subject to taxes, &c. \$376.21; to the piaintiff. Real Estate Transfers. Solomon.

FIFTY-THIRD STREET.—Martin & Bro, have purchased from William Barclay Parsons No. 51 East Fifty-third street, a four story dwelling, on lot 20x100.

MADISON AVENUE.—Maria Silverberg has sold to Martha Aronson No. 1875 Madison avenue, a three story dwelling, on lot 18x 100.

ST. NICHOLAS AVENUE.—Arnold Adler has sold to Joseph Heyman and Morris Simon No. 202 St. Nicholas avenue, a five story fit, on plot 36 3x88.7x30.11x70, adjoining the northeast corner of 120th street.

112TH STREET.—Grossman & Passon have bought Nos. 43 and 45 West 112th street, an apartment house, on plot 50x100.11, from Harriet Simon.

114TH STREET.—Grossman & Passon have bought Nos. 43 and 45 West 112th street, an apartment house, on plot 50x100.11, from Harriet Simon.

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114TH STREET.—Harry Goodstein and 240 West 114th street, two five story triple flats, each on lot 25x100.11. These are the last two of a row of six recently purchased by the present sellers.

105TH STREET.—Harry Goodstein and Julius M. Cohen have bought from Josephine F. Smith the five story double flat No. 61 West 105th street, on lot 25x100.11.

SECOND AVENUE.—Leonard Welli has sold to a Mr. Vigorito Nos. 2235 and 2237 Second avenue, two five story flats, on plot 53x100.

131ST STREET.—Williams & Grodginsky have bought No. 43 East 131st street, a five story flat, on lot 27x99.11, adjoining the northeast corner of Madison avenue.

125TH STREET.—Isaac Brummer has sold the story flat, on lot 27x99.11, adjoining the northeast corner of Madison avenue.

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125TH STREET.—Read Brummer has sold the story flat avenue.

125TH STREET.—Start B DOWNTOWN. EAST SIDE.

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to Morris Sann and ano, intge \$8,900.0c and EAST BIDE.

(East of Fifth ar., between Fourteenth and 110th East End av. w. s. 50.4 n S8th st, 25x86; Adam Happel to Ernst Koch, mige \$13,000.0c and Madison av. w. s. 50.11 n 106th st, 25x100; Joseph Goldstein referect to Ellas Gussaroff and ano, mtge \$20,000

67th st, 128 F, 225x25.5; Frank Peck and ano to Howard R 6tivers, 2-3 parts, all title.

Same property; Mary L Peck et al to same, all title.

Same property; Mary L Peck et al to same, all title.

Sist st, 416 E, 25x102.2; John J Mueller to Mary Machelaski, mtge \$13,000..... o c and \$1st st, 418 E, 25x102; John J Mueller to Mary Machelaski, mtge \$13,000.... o c and \$3d st, 221 E, 25.5x102.2; Leopold Schmeidler and ano to David Llod and ano, mtge \$22,000.

Sist st, s. s. 231.6 e 1st av. 25x102.2; John J Mueller to John Szabo et al., mtge \$13.000.... o c and 101st st, s. s. 100 w 1st av. 50x100.11; Samuel wacht to Sidney Surowitz and ano, mtgc \$37,000.

\$37,000.

\$31,000.

Madison av. 1437. e s. 27x100; Clara Max and ano to David Loventhal, mtge \$27,500.

Modison av. 1437. e s. 27x100; Clara Max and ano to David Loventhal, mtge \$27,500.

Modison av. 1437. e s. 27x100; Clara Max and ano to David Loventhal, mtge \$27,500.

Modification of the state of the st Mehrtens to Julia, Goldstein, mige \$8,000.

3d av. 1335, e.s. runs e.75x n 19.7x w 75x s 19.5; Vetta Michel to Max Meyer.

3d av. 3741, w.s. 26.4x105.7x\*8.11x100.9; Moritz L Ernst and ano to Julius Braun, mige \$12,000.

Avenue A. 1008-10, e.s. 50x50; Ella Samueis to Max Finkelstein and ano, mige \$25,000.

Ocand

mige \$12,000

Avenue A, 1008-10, e. s., 50x50: Ella Samuels to Max Finkelstein and ano, mige \$25,000

Max Finkelstein and ano, mige \$25,000

Mailson av, 1430, e. s., 27x100: Clementine M Silverman and ano to Maler Berliner miges \$28,500

Madison av, 1430, s. w. cor 102d st, 100.11x70; Harry Shwitzer to Ellas Rosenthal, miges \$28,500

Madison av, 1430, s. w. cor 102d st, 100.11x70; Harry Shwitzer to Ellas Rosenthal, miges \$89,000.

Go and 101st st, 61 E, 22x100.11; Louis Less et al to Samuel Zaretzky et al, miges \$18,000.00 c and 50th st, 316-30 E, \$55,6x100.55; Barnet Levy to Simon Liberman and ano, mige \$60,000.

Each St. S. 235.6 e Madison av, 19.6x100.5; Realty Fatate Security Co to Isaac Stern 100 to 100 st, 116-18 E, 51x100.11; Rexton Realty Co to Louis Morrison.

100th st, 221 E, 25x100.8; Anna Spangenberg to Louis Aronovitz oc and 100th st, 226 E, 25x100.8; Charles Spangenberg to Max Canno, mige \$7,500. oc and 4venue A, s. w. cor 77th st, \$2.9x25; Mary Ehrmann to William Klanber, mige \$25,000

75th st, 330 E, 25x97.1x25.4x83; Joseph Steiner and ano to Joseph Confall, mige \$15,000

Schwegler to Solomon Pflaum, mige \$7,000

Sth st, 231 E, 20x100.5; Joseph Levine to Mary J. Leahy, mige \$7,500. oc and 1st av, n. e. cor 91st st, 235.94; Max Orbach and ano to Otto A Rosalsky and ano, mige \$27,000

Bloch to Martin F Schader, mige \$10,000

Michael Larkin and ano, q.

(West of Fifth an, between Fourteenth and 110th sts.) Interior gore at centre line block between

107th and 108th sts, 100 e Amsterdam av. runs n 14.4x a 14.11x w 4.1; Louis Cassagne to Henry J Hemmens, mige \$23,000 Amsterdam av. 788, w s, 25x84.2; Samuel Steinreich to Andrew Beer and ano. mige \$16,000 ... o c and 50th st. 518 W. 25x100.5; Mira A Bowle to John J McQualde. ... o c and 96th st. 12 W. 25x100.8; Thomas F Somers to 14zzle M Somers. ... o c and 98th st. 27 W. 25x100.11; Herbert A Harrison to Bernard May, mige \$17,000... o c and 98th st. 27 W. 25x100.11; Matthew P Doyle to Jacob Chalmowitz. mige \$25,000.

Same property: Jacob Chalmowitz to Mary Schildt, mige \$25,000 ... o c and 41st st. 308 W. 25x8.9; Jennie T Wells to Max Heller and ano, mige \$11,500.0 c and 25th st. s. s. 249.6 c 11th av. runs s 60x e 0.6x s 38.9x e 25x n 98.9x w 25c. Simeon Gaunt and ano to Albert E Sunderhauf, mige \$6,000.

\$100

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\$6,000 . ist st, 45 W, 21x100.5; Jere C Lyons to Helen A Howell, mtge \$45,000 . . . . . o c and 

8th av. w s, 50 s 129th st, 25x75; Edward J O'Gorman, exer, to New Amsterdam Realty Co, muge \$15,000. Moraingside av E, s e cor 121st st, 34.11x 100; Isaac Helfer to Cheney Realty Cor-poration, muge \$65,000. 121st st, 238 E, 25x100.11; Simon Adler to Rosa Rubin and ano, muge \$20,000.0 c and 115th st, s s, 120 w 5th av, 25x100.11; Julius S Sandier to Louis Coben and ano, muge \$24,500. 8th av, 2506, w s, 24.11x90; Charles Selferd to Solomon Oppenheimer, muge \$15,000. \$24,500

8th av. 2505, w s. 24.11x80; Charles Selferd to Nolomon Oppenheimer, mixe \$15,000.

8th av. s w cor 142d st. 24.11x100; Andrew Kane to Charles V Schmidt, mixe \$25,000.

9th av. s w cor 142d st. 24.11x100; Andrew Kane to Charles V Schmidt, mixe \$23,000.

9th av. 2615, w s. 25x85; Isaac Helfer to Sigmund Grabenheimer and ano, mixe \$18,000.

7th av. 2189, e s. 18.9x75; Frederick Schmitzlein et al to William Grad.

9th av. 2189, e s. 18.9x75; Frederick Schmitzlein et al to William Grad.

9th av. 2189, e s. 18.9x75; Frederick Schmitzlein et al to William Grad.

9th av. 2489, e s. 18.9x76; Frederick Schmitzlein et al to William Grad.

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9th av. 2189, e s. 18.9x76; Frederick Schmitzlein et al to William Grad.

9th av. 2189, e s. 18.9x76; Frederick Schmitzlein et al to William Grad.

10sth st, s. 5212.11 e 3d av. 37.1x100.5; Fannie Littenberg to Jacob Loewenthal, mixe \$33,000.

10c and 122d st. 172 E. 26x71.2x irreg; Louis Lese to Moritz Goldstein, mixe \$18,500.

10c and Pleasant av. 443, s w cor 123d st. 25.11x100; Max Cohen and ano to Benjamin Dender and ano, mixe \$17,000.

13ist st. 43 E. 27x89.11; Annie E O'Connor to Samuel Williams and ano, mixe \$18,500.

15ist st. 43 E. 27x89.11; Annie E O'Connor to Samuel Williams and ano, mixe \$18,500.

15ist st. 43 E. 27x89.11; Annie E O'Connor to Samuel Williams and ano, mixe \$10,500.

16ist av. 2545, w s. 25385; Gustav Kahrs to Islanditon terrace, 8 w s. 16x100; Gustavus Lawrence to Lillie R Duhme and ano, mixe \$10,500.

16ist st. 506-08 W. 58x99.11; Nathan Wise to Isaac Liberman et al, mixe \$13,500.

16ist st. 750 e 2d av. 25x100.11; Mary A McCahlil and ano to Antonio Russo et al.

17th st. 506-08 W. 58x99.11; Nathan Wise to Isaac Liberman et al, mixe \$13,500.

(Borough of The Bronz.) (Borough of The Broat.)

Balley av. e. s. 409.5 s from tangent point at Kingsbridge road, 50x100; Cecella A Poole to George E Poole.

15th av. s. 203 e 4th st. 100x111, Wakefield; Marcella M Oakes to Max Froomath, maye \$1,000.

15th av. n.s. 10ts 339, 394 and 208, map Wakefield; 500x114, 10t 340, same map, 100x114.

e. 2.3 of 10t 537, same map, 68.8x114; Anna M Shiel, indiv and extra, to Marcella M Shiel. M Shiel, indiv and extrx, to Marcella M Shiel
Marlon av, s.e.s, at n.e.s. 200th st, runs n.e.
128.11x s.e. 100x s.e. 110x s.w. 55x s.e. 50x s.w. 108.9x n.w. 104.9. John Miles to Thomas Bolton, Jr. mige \$15.000
Hughes av, w. s. 179.8 s.Oak Tree pl. 16.8195; Charles M Preston, receiver, to S Knepper, mige \$2,900.
Morgan av, n. s. lots 73 and 74, map villa sites at Throggs Neck; Mary E Dore to John F Donnelly, 1-3 part, all title.
Lots 47 and 48 map 107 lots Hudson Park; Hudson P Rose to August Schmidt.
Hughes av, e. s. 250 n Bayard st, 100x175, Cambreling av, w. s. 371.7 s.Union av, runs w 100x s. 100x w 100x s. 40x e. 200x n. 140. Cambreling av, s.w. or 189th st, runs s. 175x w 100x n. 100x w 100x n. 69x e. 200; Harry B Davis to the Tremont Realty Co, mtgs \$13,000.

Frederick H Hecht to Solomon Ornstein, mixe 2,000.

Boston rd, n.s. 110 w 170th st, runs n.83.8x n.w. 60x s. 117x s. 49.11x e. 25; Edwin J. n. n. v. n. g. 80x s. 117x s. 49.11x e. 25; Edwin J. n. n. g. 80x s. 117x s. 49.11x e. 25; Edwin J. n. n. g. 80x s. 117x s. 49.11x e. 25; Edwin J. n. n. g. 80x s. 117x s. 49.11x e. 25; Edwin J. n. n. g. 80x s. 117x s. 49.11x e. 25; Edwin J. g. 25; Edwin J. n. g. 80x s. 117x s. 49.11x e. 25; Edwin J. g. 25; Edwin 100

mtge \$5,500. at to Florence Reinstein,
Batngate av, 1603, w s, 16,8120; William
Schmidt to Simon Garbulsky
Eagle av, 802 to 898, e s, 75x100; John H
Horan to James D McDonald, mtge \$42,-Tinton av, 808, e s, 18x75; Joseph Weamers to Pauline Rose, mtgs \$4,500.

Prospect av, 805, w s, 70x100; John J Lenehan, referce, to Victoria A Romaine.

Same property; Victoria A Romaine to Slegtried Loewenthal.

Same property; Siggfried Loewenthal to Adolph Hollander, mtge \$5,750.

Bainbridge av, w s, 150 n Coles Jane, 18.3x 70.6; William Hayes to Wesley Thorn to William Hayes.

Alexander av, w s, 25 s 141st st, 25x75; Chris-McGibbon to John C Stevens, mtge \$18,000.

Same property: John C Stevens to William J Frey, mtge \$18,500.

Lot 23, map 120, lots Daily Estate, Hudson P Rose to Guglielmo Fonzo.

3d av, n w cor 156th st, 25,2x2.3; Henry L Morris, indiv and trustee, to Bernard French, q c...

Briggs av, s. 100 e Southern Boulevard, 45,4x10; Edward J O'Gorman to Nathan Birchail, mtge \$9,000.

Trinity av, c. s. 391.2 n 165th st, 20x87.5; Newbury D Lawton to Richard Heidell, mtge \$6,000.

Lots 307-306, map 570 lots McGraw estate; Philip A Smyth to Irene C Brown, o c and Classon av, cs, 203 s McGraw av, 51,3x83x50x 94.5; Alfred Crook to James H Falcomer, Jr.

94.5; Alfred Crook to James H Falcomer,
Jr.
Washington av, n e cor 109th st, 26x80;
Josephne Viol to Timothy F Sullivan,
mige \$0,000.
3d av, 3741, w s, 26,4x103.7x25.11x100.9; Julius
Braun to Jonas Well and ano, mige \$15,000
Union av, w s, 175 n 152d st, 27.6x100; Joseph
H Cohen to Stanislaus Mendrycki, mige
\$10,000. \$10,000.

150th st, a s. 200.3 e Morris av. 25x100:
Timothy F Sullivan to Josephine Viol.
mtge \$15,000.

Brook av, s w cor 135th st, 25x90; Meyer
Goldberg and ano to Simon Weinstein,
mtge \$23,000.

Recorded Mortgages.

Rothman, prior mige \$22,500, installs, 6 per cent.

East Houston st. \$30-\$4; Benjamin Kann to Emma Snedeker, 1-40 part, prior miges \$40,000, due May 1, 1905, 6 per cent.

Stin, 6emand, 6 per cent.

Wall st. 78-\$0, n e s, at s e s Pearl st. 158-02; Taber Co to Emma B Levin, prior mige \$35,000, due Jan 1, 1906, 4½ per cent.

Same property; same to United States Realty and Construction Co. due July, 1904.

Chrystie st. 15; Ida Machiz to Benjamin M Gruenstein and ano, demand, 6 per cent. Chrystle st. 15; Ida Macniz to Benjamin M Gruenstein and ano, demand, 6 per cent.

M Gruenstein and ano, demand, 6 per cent.

Same property; same to Leopoid Schmeidier, et al, installs, 6 per cent.

Same property; same to Leopoid Schmeidier, et al, installs, 6 per cent.

St. 440, s w cor Avenue A; Mattida B Beinhauer individually and as exer to Emigrant Industrial Savings Bank, 1 yr, 445 per cent.

Allen st. e s, 75 s Stanton st; Michael Garlick to Morris Levy, prior mige 323,000, installs, 6 per cent.

Avenue A, e s, 77.8 s 13th st; Otto Loeschner to Male Berliner, installs, 6 per cent.

Cannon st. e s, 75 s Stanton st; Max Lipman and ano to Minerva Burwell, demand, 6 per cent.

West Housion st. 160; Flora Scatena to Herman Harris and ano. Installs, 6 per cent.

Swillvan st, 71: Louis D Livingston and ano to Cesare Rezzetti and ano, installs, 6 per cent.

Pit st, 135, w s; Jacob Kaufman to George

Pitt st. 135, w s; Jacob Kaufman to George EAST SIDE.

(East of Fifth ar, between Fourteenth and 110th sta)

80th st, 43t E: American Bohemian Realty
Co to Joseph Herrmann. 5 yrs.

8,000

81st st, 416-18 E; Mary Macheinski to John J
Mueller, 2 miges, prior mige \$28,000, 2 yrs.

6 per cent. each.

81st st, 420 E; John Szaho et al to John J
Mueller, prior mige \$13,000, 4 yrs.

75th st, 128 E; Howard R Stivers to Central
Trust Co. 1 yr, 4½ per cent.

76th st, 63 E; Nelle B Carry to Equitable Life
Assurance Society of United States, due
June 1, 1905.

102d st, n s. 27 e Park av; Frederick Hasselbach to Metropolitan Savings Bank, 1 yr, EAST SIDE.

CITY REAL ESTATE.

CITY REAL ESTATE.

MORTGAGE INVESTMENTS THE NEW WAY THE OLD WAY

A legal opinion without guarantee against defects.

\$8,000,000

An appraiser's opinion on the property — SUBJECT, HOW-EVER, to mistakes of judgment, changes of value, etc.

TO GUARANTEE A GOOD TITLE.

\$4,000,000 TO GUARANTEE PRINCIPAL AND INTEREST.

LAWYERS' TITLE INS. CO., 37 Liberty St. Combined \$12,000,000 LAWYERS MORTGAGE CO., 47 Liberty St. Surplus,



REAL ESTATE EOARD OF BROKERS OF CITY OF NEW YORK, NO. 115 BROADWAY.

WANTS.

FOLSOM BROS., 835 Broadway. Want flats, steam heated, also elevator apartments and tenements any section of city, particularly Harlem for cash customer.

J. CLARENCE DAVIES & CO., 149th st and Third

OFFERS.

FOLSOM BROS., 833 Broadway—Offer Morningside av. corner, 112x119, choice plot, suitable to high class building; easy terms. Also, corner-and inside lots above 125th st., river to river high class building; easy terms. Also, corners and inside lots above 125th st., river to river; especially in present boom section. Also, 13,000 square feet forming "T" fronting on Centre. Elm and White sts.; at present carrying itself nicely; suitable for lithographers, factory or mercantile purposes. Also, stores and buildings on Broadway and all the principal thoroughfares to rent at temptingly low rents. Also, an 8 story granite and marble Broadway corner apartment house, a few blocks below 59th st.; rents for \$28,000; price. \$300,000; will trade equity \$120,000; will leave second mortgage; nothing turned down, every offer will be thoroughly offeed and receive consideration; the best thing offered this season; strictly high class. Also, 6 story elevator apartment, near 5th av., Harlem; rents. \$9,500; price. \$76,000; equity, \$14,000. We also have several very tempting propositions in trade; some are lots in choice sections, including corners; also flats, apartments and tenements; let us have what you have got. We also have a private house on 102d st., near Broadway. 18,16100; 4 story and basement; new, hardwood finish; equity, \$12,000; owner will trade for tenement house and add anything up to \$6,000 cash.

4½ per cent.

83d st. 221 E: David Lind and ano to Leopt id Schmeidler and ano, prior mtge \$22,000, installs, 6 per cent.

109th st. s. s. s. w Park av.; Julia Goldstein to John Mehrtens, Installs, 6 per cent.

80th st. s. s. w Park av.; Julia Goldstein to John Mehrtens, Installs, 6 per cent.

80th st. s. s. Soo both w 2d av.; James Shaughnessy to Michael F McGoldrick, leaschold, 6 per cent.

52d st. s. s. 200 e Madison av.; Real Estate Security Co to Lawyers' Title Insurance Co. 3 yrs.

Avenue A. 1008-10: Max Finkeistein and ano to Elia Samuels, prior mtge \$25,000, installs, 6 per cent.

88th st. s. s. 157 west Avenue A: Fanny Henne to Title Insurance Co of N Y, 3 yrs. 4½ per cent.

100th st. 227 E: Max Canno to Charles Spangenberg, prior mtge \$7,500, 5 yrs.

100th st. 721 E: Louis Aronovitz to Anna Spangenberg, 5 yrs.

90th st. n. s. 107 w Avenue A: John Artmann to George Ehret, Due May 1, 1904, 4½ per cent. 9.750 1,000 8,000 to George Ehret, Due May 1, 1904, 4½ per cent...

101st st, s s, 100 w 1st av; Sidney Surowitz and ano to Samuel Wacht, 2 mtgs, prior mtgs \$26,000, installs, 6 per cent, each...

16th st, 529-31 E: Michael Larkin and ano to German Savings Bank, 1 yr, 4½ per cent.

18th st, 414 E; Michele Paduano and ano to Title Guarantee & Trust Co, 8 yrs, 4½ per cent. Title Guarantee & Hassel Zaretzky and ano to cent

101st st, 61 E; Samuel Zaretzky and ano to Louis Lese et al, prior migs \$18,000, 1 yr.
6 per cent.

108th st, 161-18 E; Louis Morrison to Reaton Realty Co. 2 migs, 3 yrs, each.
Same property: same to same 2 migs, prior migs \$17.000, installs, 6 per centeach 48th st, 231 E; Mary J. Leahy to Joseph Le-8.250

4,800

18,500 reent.

77th st. s s. 50 e Columbus av: the West Side Construction Co to Union Dime Savings Institution due May 1, 1807, 415 per cent.

Same property: same to the Mutual Mortgage Co, prior mige \$150,000, installs, 6 per cent. per cent ame property; same to same, prior mige \$450,000, installs, 6 per cent.....

\$450,000, Installs, 6 per cent.

(Manhattan Island, north of 110th st.)

125th st, n s. 46 w 2d av; Isaac Brummer to Iacob Chaimowitz and ano, prior mige \$18,000, 2 yrs. 6 per cent.

118th st, n s. 200 w 2d av; Slegfried Wels to Sophie Knepper, Installs, 6 per cent.

127th st, 46 w; Max Pike to William Datelbaum, prior mige \$6,500, 2 yrs. 6 per cent.

Amsterdam av, e s. 100 n 16th st; Alphonse Hogenauer and ano to Emigrant Industrial Savings Bank, 2 mtgs, 1 yr, 4½ per cent, each.

125th st, 711 w; Herman Hoops to Charles Kine, prior mige \$10,000, 3 yrs.

7th av, 2251; Balph M Holzman to Caecille Ettinger, prior mige \$20,000, 2 yrs. 6 per cent. cent 120th st, 229 W: Elizabeth E Barnum to J Van Olcout and ano, exers, 3 yrs 121st st, 238 tl. Rosa Rubin and ano to Simon Adler, prior mige \$20,000, installs, 6 per eent.

Madison av. w.s., 78 s 120th st; John Trunk and ano to the German Savings Eank, 2 migs, 1 yr, 4 2 per cent, each.

122d st, 172 E; Moritz Goldstein to Louis Lese, prior mige \$18,590, installs, 6 per cent. Realty Co to American Mortgage Co, 3
yrs.

Morningside av E. s e cor 121st st; Cheney
Realty Corporation to Isaac Helfer, instalis, 6 per cent.

115th st. 14 W; Jacob Kurzman to Zacharias Kurzman, prior mige \$20,000, 3 yrs.
6 per cent.
8th av, 254s; Isaac Helfer to Gustav Kahrs,
5 yrs, 4½ per cent.
7th av, 2189; William Grad to Israel Lebowitz, prior mige \$11,000, installs, 6 per
cent.

BEONX. BRONX.

BRONX.

(Barough of The Bronz.)

Beaumont av. w s. 475.8 n Columbia av. Katharina Schulze and ano to Louis Gates, installs. 6 per cent.

3d av. 3741; bullus Braun to Moritz L Ern st and ano. 2 yrs.

Brook av. s w cor 135th st; Simon Weinstein to Meyer Goldberg and ano, prior ratge \$23,000, 2 yrs. 6 per cent.

Boston Road, n s. 110 w 170th st; Florence Reinstein to Edwin 1 Alexander, 2 yrs...

Legett av. s w s. 28.3 n Dawson st; Julia Stewart to Herman Both, due Sept 30, 1905, 6 per cent.

Nelson av. es. 118.4 s 168th st; Joseph Cherry fo Louise Winter, 2 yrs. 6 per cent.

Union av. 673; Stanislaus Mendryck to Joseph H Cohen, prior mtge \$10,000, installs.

Prospect av. 566; Siegfried Lowenthal to Victora A Romanne 8 yes. stalis

Prospect av. 596; Siegfried Lowenthal to
Victoria A Romaine, 3 yrs.

Brook av. w s. 126.3 s 163d st; Peter N Stein
to Fredericka Segelek, 5 yrs.
Alexander av. w s. 25 s 141st st; Isalah Lewin
to Christian Kastner and ano, prior mige
\$14,000, due Sept 21, 1906.
Leggati av. s w s. 28.3 n Dawson st; Julia
Stewart to Louisa L Jeremiah, 5 yrs.....

8,009

10,000

WANTS AND OFFERS | J. ROMAINE BROWN. A. P. W. KINNAN. J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers,

NO. 53 WEST 33D STREET, NORTHEAST CORNER BROADWAY Telephone, No. 331-38th. Washington Heights Property a Specialty. Estate Funds to Loan on Bond and Mortgage. No commissions. Lowest

charges for examining titles WYMAN & CO. 22 William Street, N. Y.

FOR CASH.

56 Acres at a Sacrifice to Quick Purchaser.
Borough of Richmond.

Suitable for Public Institution, Manufacturing
Plant or Building Lot Investment.

Address E. T., Box 170 Sun Office. ADJOINING 14TH ST. Hot 75x103.3; suitable flats, factory; \$55,000. DUROSS, 155 WEST 14TH

SMALL 9TH WARD STORE PROPERTY for sale; rent, \$900. DUROSS, 155 WEST 14TH. ESTATE FUNDS TO LOAN ON REAL ESTATE.
A. M. JOHNSON & CO., 156 Broadway. FROM BATTERY TO 14TH ST., INCLU-

SIVE. DB IRABLE RESIDENCES—Washington Sq. to 12th st., laclusive, near 5th; \$21,000 up. FOLSOM BROTHERS, 835 BROADWAY. ABOVE 14TH ST., 5TH AV. TO NORTH RIVER.

WEST 57TH ST., 3 story private house, \$13,000. JOHN J. HOECKH, 650 9th av., near 46th st. WASHINGTON HEIGHTS, ABOVE 125TH ST., WEST OF STH AV.

WASHINGTON HEIGHTS INVESTMENT PROPERTIES.
Several very desirable proposition

PLOTS FOR SALE. RENWICK C. HURRY.

BOROUGH OF BRONX-SALE OR RENT SOUTHERN BOULEVARD brick 3-story sin gle flat, with store; price, \$7,000. Willis av. orick store property, \$10,000. Morris av., 4-story 5-room double flat, stores; 27-foot front; \$18,000; 5-story double flat, 137th st., near Willis av., \$21,000; near L station. 6-story corner, near L station; 5 stores; 7-room hats; \$37,500. Other bargains. ULLMAN, 502 Willis av.

2, 8-family houses; near L; price 1. 2. 8-family houses; near L; price from \$3,000 up. \$300 to \$1,000 cash, balance same as rent. OLEMENT H. SMITH, 728 Tremont av. 4300 CASH and upward buys new one, two and three-family houses and store property on line of elevated; easy installments. ULLMAN, 502 Willis av.

142D ST., EAST-2-story and begement 9-room dwelling: fine condition throughout; absolute bar-gain. A. M. KIRTLAND, 103 EAST 125TH ST. AT PRESENT LOCATION 10 YEARS, Large list 1, 2, 3 family houses at \$3,000-48,000, BROOKER, 778 Tremout av.

BOROUGH OF RICHMOND-SALE OR

RENT. A FINE COUNTRY HOME FOR SALE to settle an estate; fine location, situated on Broadway, one of the main streets of Tottenville, borough of Richmond; 14-room house, upper and lower plazza; 2 minutes walk to fallroad station and ferry; plenty truit; lot 100 feet front, 200 feet deep. H. C. ELLIS, Tottenville, Staten Island.

SELECT APARTMENTS.

ABOVE 14TH ST., WEST SIDE.

THE ROBERT AND THE MILLARD. 14 to 22 West 107th St. Bet. Mannattan Av. & Central Park West, NEW 6-STORY HIGH-CLASS ELEVATOR APARTMENT HOUSES,

and Central Parks. Suites of 4, 5, 6, 7, and 8 Rooms, Shower Bath; 2 tollets. RENTS, \$480 TO \$1,200.

Mechanics' Liens 182d st, n s, 825 w Amsterdam av, 50x00.11;
Barnet Mosor vs Jane F Lemon
Seth at, 72 W; Donnis G Brussel vs Thomas
O'Brien
Prospect av, n e cor 104th st, 128x85; Charles
Jungman vs Andrew D Parker

22d st, 226-51 E: Frederick Ruhling vs Susan Wissemann and ano, Dec 10, 1903 Crotona av, w s, 154-6 s 182d st; W C Dickin-son vs David Helfenberg and ano, Feb 8, Crotona av. w. s., 164.0 at 1820 at., as on vs David Helfenberg and ano, l'eb s., 1803.

11th st. s. s., 99 e West st., 45x100; Generose Leonardi and ano vs T W Stemmler, Aug 13, 1903.

188th st., 191 W; Isaac Osserman vs Max Bargebuhr, March 28, 1904.

Columbus av. n. e. or 66th st.; Samuel Tobias vs Thomas Healy, Dec 2, 1902.

Same property; Joseph Buellesbach and ano vs same, Dec 2, 1902.

Same property; Federal Tiling and Mantel Co vs John O Baker, Dec 3, 1902.

Foreciosure Suits. 70th st, 108 E; James Dimons vs Edwin Outwater et al; ettys, Carroth, Z & C.
188th st, s e cor Park av, 27x100; William C Mains vs Harriet E Lockwood et al; atty, T A McKennell. vs harnet b Locawood et al. 241, I A McKennell.

5th av. 8 e oor 55th st, 75.5x150x irreg; Van Kannellevolving Door Company vs Jean J Astor et al.

2 attys, Hitchings & P.

Emmet st, n e cor Pelham av. 65x100; George W.

Thym vs Joseph J McCarthy et al. 24ty, J M.

Gardner.

128th st, 10 E. Isabella T Jackson vs Marla A Donnegan et al. 24tys, Foster & T.

83d st, 8 & 419 E. Amsterdam av. 16.3x102.2; Mary C.

Wilson vs Eleaner P. Gage et al. 24tys, Wilson & W. Mott av, e.s. at n cor of premises of — Carley, 25x221.7 to land of New York and Harlem Rall-road x Irreg: Annie C Tower vs Moritz Pinner et al; 21ty, ST Carlen, Jr.

68th st. s s. 131 w Madlson av. 21.8x105; George B Sanford vs Catherine S Woodruff et al, partition; atty, S Day.

Columbia st. 94; city of New York vs Barnet Sussman and ano; Oak st. 32; same vs Vite Claps; 103d st. 305 E: same vs Michael Brigando; Courtlandt av. 516; same vs James Russell; 145th st. 516 W; same vs trustees of Parochial Pund of the P E Church in the Diocese of New York, 5 actions, violations of tenement house act; atty, J J Delang. J Delany.

Christina Melhof vs Theresa Weber, et al. partition; auy, C J Ryacht.

Bergen av s w cor 149th st. x w 2044 to 3d av x s w 17.3 to Willis av x s 24.11x s e 76.3x n c 25x n s 100 to Bergen av x n e 98.8 to beginnig; Matthew B Larkin vs William P Martin et al, to establish a half interest in leasehold; atty, J O'Connell.

Park av, 1680; Abraham Salkin vs Morris Lavy, apecific performance; atty, I Hershheld. CITY REAL ESTATE.

BOROUGH OF BROOKLYN-SALE OR

DYKER Overlooking Lower Bay. HOUSES \$4,500 to \$12,000.

WALTER L. JOHNSON, S6th St., cor. 13th Ave., Brooklyn

MONEY IN BANK
takes 16 years to double; place same in the beautiful gardens of Flatbush, doubling immediately.
Lots \$200, few higher; spiendid improvements; park close; 4 cer lines; bridges, 20 minutes; small park close; 4 cer lines; bridges, 20 minutes; small park close; 4 cer lines; bridges, 20 minutes; small park close; 4 cer lines; bridges, 20 minutes; small park close; 4 cer lines; bridges, 20 minutes; small park close; 4 cer lines; bridges, 20 minutes; small park close; 4 cer lines; bridges, 20 minutes; lines; brides; bridges, 20 minutes; lines; bridges, 20 minutes; lines; brid monthly payments; titles guaranted: estate; unparalleled opportunity to secure home site. EXECUTOR, 831 Platbush av., lyn. Open Sundays.

Four-story double apartment house, built under the new law, and the last of that handsome row on BERGEN ST.

NEAR NONTRAND AV..
at a price that cannot be equalled in Greater New York. Yearly restal, 83,948.
THOS. H. FRASER, 1062 Bergen St., Brooklyn.

TWELVE four-story double-prick, cold-water flats, in At condition; one block from "L" station: 15 minutes from New York City Hall; water, tubs, tollet and gas for each family; rents, \$1,128 cash; price, \$10,000 cach; first mortgage \$5,000 cach, second mortgage \$1,000 cach; both at five per cent. Interest; might exchange, \$TOKES & KNOWLES, 78 BROADWAY, BROOKLYN. AT BENSONHURST, on 22d av., elegant 14 at BESSONHURST, on 27d av., elegant 14-room, all modern improvements, spacious dwell-ing, corner lot, 100x100; location particularly de-strable; a bargain at \$15.000; can be bought to de-strable; a bargain at \$15.000; can be bought to de-ylous to look at it. THE ROYAL REALTY CO., 1123 Broadway, New York city.

TWO-FAMILY HOUSES
in the heart of the Park Slope; 6th st., near 8th Av.: 201541100; second story, 6 rooms and bath; parlor and basement, 7 and bath; will be sold at the lowest possible price consistent with the location. C. H. DENISON Builder.

When you can live rent free in a beautiful Queen Anne Cottage in Flatbush? Apply to JOSEPH N. NEEF, builder, Clarendon road, corner East 20th st., Brooklyn, Telephone, 987-Flatbush. FOR SALE HOUSE Greene av., above Lewis; attractive 2-story and basement frame; 9 nooms and bath; improvements: 20 fees; best neighborhood; reasonable price; make offer, ROBERT A. WRIGHT, Tompkins av. and Van Buren st. CLOSING ESTATE—Beautiful 2-story, basement, cellar, brownstone 20-foot dwelling; 9 rooms, bath; asphalt street; Monroe, near Sumner; mortgage, 84,500, 5%; price, 85,700; only \$1,200 needed. ESTATE, 129 Ralph av.. Brooklyn.

RENT, \$23 TO \$30; DOUBLE AND SINGLE flats; all improvements; no steam; 6 light rooms bath and storage room; all decorated. Call at new buildings, 177 TO 185 DECATUR ST., NEAR SUMNER AV.; ALSO SUNDAY.

JAMAICA AVE.

Valuable store property: lively spot, of great prospective value: renting since completion for 1741; price, 26,500. OWNER, 1703 BROADWAY, BROOKLYN, OVER STORE. FOR SALE—A bargain for some one; fine site for factory; southwest corner Prospect place and Franklin av.: 100x100; will sell for \$12,500; terms to suit. GEO. HEIBERGER, 748 Myrtle av., Brooklyn.

for 36 Eldert st., near Broadway; excellent 2-story and basement brick dwelling. What'll you offer; talk qutck. THOMAS ROSECRANS, 315 7th av., Brooklya.

\$10,750; YOUR OWN TERMS; magnificent 8-stor and basement brownstone dwelling; a most superior and exclusive home; near Prospect Park; a bargain too. THOMAS ROSECRANS, 315 7th av.

FLATRUSH—FOR SALE.

Detached two-family houses; net 15 per cent. or your Investment. Apply to JOHN WOOLLEY on premises, 386 Westminster road (Zest 12th st.) BROWNSTONE, BARGAIN-\$6,900. Three-story: President st.; 11 rooms; open plumbing; cabinet mantels; newly decorated; asphalblock. BURRILL BROS., 189 7th av., corner 2d st TO LET-338 JEFFERSON AVENUE. First-class 3-story and besement brownstone dwelling; bardwood trim; open plumbing. E. N. STONE, 1364 Dean st., Brooklyn. SUBURBAN HOMES.—Two story and attle frame queen Anne: plot 40x100: 7 to 12 rooms and bath; small cash payment, balance monthly. JOHN S. MACGILLIVHAY, 811 Seventh avenue, Brooklyn. FOR SALE. The most desirable two story and basement house on Eighta av., 1897; best location in Brooklyn; price, 86,200; 10 rooms and bath. THOMAS McCANN, 1501 Eighth av., Brooklyn, owner. ATTENTION:—Newly built brick houses, stores, and private one with bakery, corner, suitable for any business. BUILDER, Putnam and Evergreen avs., Brooklyn.

TWO-STORY BROWNSTONE: perfect order: porcelain bathing; Van Buren st.; \$5,500; mort-gage, \$3,000. GEO. BUTCHER, 1049 Fulton st. BARGAINS IN DOUBLE FLATS. FENWICK B. SMALL, 955 BROADWAY, BROOKLYN.

PRIVATE HOUSES-547-551 1st st., also one or arroll st., near 5th av. WILLIAM FLANAGAN ELEGANT new brick two family houses at cost; BROOKLYN REAL ESTATE WANTED.

SELECT APARTMENTS.

ALGONQUIN AND IROQUOIS, Prospect Park West, corner of 8th St. The most updern apartment houses in Brooklyn; overlooking Prospect Park and New York Bay; containing 7 and 8 rooms, electric lights, telephone service, steam heated, tiled lithene and bath, parquet floors, butler's pantry, servants baths, nardwood trim, all-night lewator service; rent, 1905 up. SUPENINTENDENT on premises; take Smith st. or Vanderbilt av. cars.

TO LET FOR BUSINESS PURPOSES. OFFICES TO LET In Market and Fulton National Bank Building 81-83 Fulton, Cor. Gold RULAND & WHITING CO., Agent,

16 DEY STREET. Entire Building to Let May 1. Consisting of Store, Basement, Sub-Basement and 4 Lofts; Rent Reasonable. Lord, Day & Lord, 49 Wall St.

LOFT, 75x30, with or without steam power, for light manufacturing; post office and railroad sta-tion close by. AD. DANNER, Bronx River Road, Yonkers, N. Y., station A.

STORES, lofts, buildings, offices; exceptionally ine list; this and other desirable locations.
FOLSOM BROTHERS, 835 BROADWAY. A.—A.—Factories, Business Buildings, Lofts Stores, Saiesrooms. Best List in City. CHARLES C. DOW, 235 Broadway. STII AV., NO. 419, CORNER BIST ST.—Store to let; no liquors; fine location for shoes. JOS. E. STECKLER, 714 8th av.

STORES, large, small, suitable wholesale and retail; best market locations. DUROSS, 155 WEST 14TH. SMALL STABLE, 9 stalls, vicinity 15th st. and 10th av. DIROSS, 155 WEST 14TH.

Plans Filed for New Buildings.

Plans Filed for New Buildings.

EOROUGH OF MANHAITAN.]

103d st. 159 63 W: two six story and basement flats; William J Brown, 149 W. 117th st. owner; Raipa S Townsend, 29 E 19th st. architect; cost.

DeWitt Clinton Park, 300 w 11th av. 52-31th sts; one story pergola; City of New York, owner; Farney & Chapman, 44 W 34th st. architects; cost.

Same Location; one story and basement; public comfort pavillar; same owner and architect; cost.

Malden lane, 47-41; twelve story lofts, offices and stores; S F Myers, 48 Malden lane, owner; Robert T Lyons, 31 Union Square, architect; cost.

BOROUGH OF THE BRONX.

Main st, e s, 325 s Dirmar st; two and a half

BOROUGH OF THE BRONX.

Main st, e. s. 325 s. Dinnar st; two and a half story dwelling; James B Pront, Main st. City Island, owner; B Ebeling, West Farms rd, architect; cost.

Castle Hill av, w. s. 225 s. Green lane; two story dwelling; Felix DeCanio, premises, owner; same architect; cost.

Hill av, w. s. 175 n. Handali cv; two story dwelling; Mrs. Anna. Quist. Edenwald, owner; Carl P Johnson, S. E. 42d st, architect; cost. tect; cost Lincoln st, w s. 350 n Morris Park av; two story dwelling: A B Levy, 231 Broadway, owner and architect; cost Jefferson st, w s. 275 n Morris Park av; two story dwelling; same owner and archi-tect; cost.

Plans Filed for Alterations. MANHATTAN AND THE BRONK. MANHATTAN AND THE BRONE.

[Items under \$1,000 omitted.

58th st, 148 E: three story dwelling remodelled
to refreshment rooms: Annie Goldstein,
125 E: 11th st, owner: B W Berger & Son,
Bible House, architects: cost.

Mist st, 38 E; four story and basement dwell
ing: Charles MeBurney, 28 W 37th st,
owner: Robertson & Potter, 160 5th av,
architects; cost.

Arthur av, w s, 152 n 187th st; one story added
to two story dwelling and store; Matte
Fincatello, 2419 Arthur av, owner; W C
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